

# C/CAG

## City/County Association of Governments of San Mateo County

Item 5

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• Hillsborough • Menlo Park • Millbrae • Pacifica • Portola Valley • Redwood City • San Bruno • San Carlos • San Mateo  
• San Mateo County • South San Francisco • Woodside

### Action Minutes for the July 26, 2007 C/CAG Airport Land Use Committee (ALUC) Special Meeting

#### 1. Call to Order, Roll Call

Richard Newman, Aviation Representative and Committee Chairperson, called the Special Meeting of the C/CAG Airport Land Use Committee (ALUC) to order, at approximately 4:10 p.m. in the City Council Chambers, at Burlingame City Hall in Burlingame, California. Dave Carbone, C/CAG Airport Land Use Committee (ALUC) staff, called the roll. A quorum (at least 7 Regular Members) was present, as follows:

#### Regular Members Present

Cyril Bologoff, City of Brisbane  
Ann Keighran, City of Burlingame  
Judith Christensen, City of Daly City  
Naomi Patridge, City of Half Moon Bay  
Barbara Pierce, City of Redwood City  
Ken Ibarra, City of San Bruno  
Matt Grocott, City of San Carlos  
Mark Church, County of San Mateo  
Richard Newman, Aviation Representative  
George Auld, Half Moon Bay Airport Pilots Association

#### Regular Members Absent

City of Foster City  
City of Millbrae  
City of South San Francisco

#### Airport Land Use Committee Staff

Dave Carbone, C/CAG Airport Land Use Committee (ALUC) staff

ALUC Chairperson:  
Richard Newman  
Aviation Representative

ALUC Vice Chairperson:  
Naomi Patridge, Council Member  
City of Half Moon Bay

Airport Land Use Committee (ALUC) Staff  
David F. Carbone, Sr. Planner / Airport Environs Planning  
County of San Mateo Planning & Bldg. Department

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ALUC Chairperson:  
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- Others Present  
James A. Castañeda, San Mateo County Planning Department  
Tom Passanisi, Redwood City Planning  
Blake Lyon, Redwood City Planning  
Mark Larson, County Airport Manager
2. **Public Comment on Items Not on the Agenda**
- Comments / Concerns / Questions:
- NONE
3. **Consideration of a referral from the City of Redwood City, re: request for a Comprehensive Airport Land Use Plan (CLUP) consistency review of the proposed *Draft Peninsula Park Precise Plan*, for a property on Bair Island Road, southeast of San Carlos Airport.**
- Comments / Concerns / Questions:

- Dave Carbone, ALUC staff, presented the staff report and highlighted the key airport/land use compatibility issues and compared the project to a portion of an earlier (Marina Shores Village) project on the same site.
- Staff explained the Federal Aviation Administration (FAA) determined, through an earlier analysis, that the height of the Marina Shores Village towers (240 and 260 feet) would not impact the navigable airspace in the vicinity of the San Carlos Airport. Staff noted the current *Draft Peninsula Park Precise Plan* proposes a building height lower (120 feet) than the towers proposed in the Marina Shores Village project.
- Staff indicated the staff report included a recommendation to require the project sponsor to submit the proposal to the FAA to determine the appropriate marking and lighting of the tallest buildings.
- Chairperson Newman asked staff to clarify the maximum height of the proposal. Staff indicated that the proposed height is indicated as 120 feet, although an exception for architectural features would allow for an additional 20 feet. The maximum potential height would be then 140 feet.

**Item No. 3 – continued**

- Staff pointed out the project site's location is outside the 55 dB CNEL noise contour boundary of the San Carlos Airport, and also indicated it's location on both the San Carlos Airport Noise Abatement Procedures Map and on an aircraft over flight map for a one-year period (September 2000 – September 2001) within the San Carlos Airport vicinity.
- Staff outlined the recommended conditions of approval, specifically the revisions to Conditions No. 3 and No. 4 which clarify the interior noise criterion level that would require an acoustical study for the proposed hotel and residential portion of the project site.
- Judith Christensen asked who would be responsible for funding for improvements to reduce noise within structures. Staff responded by explaining it would be the responsibility of the project sponsor to provide the funding for those improvements as required by the City of Redwood City.
- Barbara Pierce explained the area along Blair Island Road near the project site has been anticipated for residential uses and two multifamily uses already exist in the project area.
- Matt Grocott asked questions regarding aircraft approaches at night and during inclement weather conditions. In relation to the height and location of the project Mark Larson, County Airport Manager, addressed those questions.
- Matt Grocott raised questions regarding noise impact and mitigations measures to achieve the required 45 dB interior noise limit. Staff reiterated the proposed revisions to Conditions No. 3 and No. 4 to address Mr. Grocott's questions.
- Matt Grocott suggested that Condition No. 3 and No. 4 be modified to replace "to" to "shall" in the phrase "...to identify appropriate acoustic elements to be installed during construction..." to read "...to identify appropriate acoustic elements that **shall** be installed during construction..."
- Blake Lyon, planner with the City of Redwood City, gave a brief presentation of the project, outlining the various uses of the proposed plan, and indicated the City of Redwood City has no objections to the recommended conditions of approval.
- Ann Keighran asked for clarification of the total height. Blake Lyon responded by verifying that the building height limit would be 120 feet with a 20 foot exception for architectural features.

**ACTION:** Mark Church **MOVED** approval of the staff recommendations with the conditions in the staff report. The motion was **SECONDED** by Barbara Pierce and **CARRIED** unanimously.

4. Information Item: Status of the process to select a consultant(s) to prepare a comprehensive update of the airport/land use compatibility plan (CLUP) for the environs of San Francisco International Airport (80% funding provided by a federal grant).

Comments / Concerns / Questions:

- Dave Carbone provided a brief overview of the consultant selection process. He explained a Request for Qualifications (RFQ) and Request for Proposals (RFP) were prepared and distributed to a number of consultants. He noted four consultant teams were interviewed during the week of July 9, 2007. Evaluations are still in progress, and recommendations to C/CAG will be sent forward to their next meeting. Pending completion of contract negotiations with the selected consultant team, work is anticipated to begin in early to mid September. The selected consultant team will be present to meet with the ALUC at the next Regular Meeting.

#### 5. Consideration/Adoption of the Action Minutes for the May 24, 2007 ALUC Meeting

Comments / Concerns / Questions:

- Chairman Newman indicated and outlined a revision on page 2 of 5, Item No. 3, fourth bullet point, to include further details of the request to have Richard Napier explain his actions on the Downtown Precise Plan. The information proposed to be added concerned the preparation of a memorandum from Mr. Napier to the C/CAG Board of Directors which contained different recommendations that those of the ALUC committee with regard to the Redwood City Downtown Precise Plan. Chairperson Newman acknowledged that the original recommendations of the ALUC were included in the staff report to C/CAG, but the memo from the Executive Director to the C/CAG Board urged the adoption of those recommendations without the request to the City of Redwood City for the consideration of the imposition of aviation easements for the parcels proposed for redevelopment in the Downtown Precise Plan area. (see attached Amended Action Minutes for the May 24, 2007 C/CAG Airport Land Use Committee (ALUC) Regular Meeting).

**ACTION:** Ken Ibarra **MOVED**, adoption of the Action Minutes, as amended, for the May 24, 2007 ALUC Meeting. The motion was **SECONDED** by Mark Church and **CARRIED** unanimously.

**6. Consideration/Adoption of the Action Minutes for the February 24, 2005 ALUC Meeting**

Staff noted the tape for the February 24, 2005 meeting has been misplaced and therefore, minutes will not be prepared for the February 24, 2005 meeting.

**7. Members Communications / Announcements**

Comments / Concerns / Questions:

- Dave Carbone indicated that remodeling work may commence soon in the Burlingame City Hall Council Chambers where the ALUC meetings are currently held. He noted the next ALUC meeting may need to be held at another location.

**8. ADJOURN**

The meeting was adjourned at approximately 5:10 p.m.

**Attachment:** Amended Action Minutes for the May 24, 2007 C/CAG Airport Land Use Committee (ALUC) Regular Meeting, re: Agenda Item No. 3



**Amended Action Minutes for the May 24, 2007  
C/CAG Airport Land Use Committee (ALUC)  
Regular Meeting**

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The following language will replace the fourth bullet point in Item No. 3 of the May 24, 2007 Regular Meeting minutes, approved as amended, at the July 26, 2007 ALUC Special Meeting.

- 3. Consideration of a referral from the City of Redwood City, re: request for a Comprehensive Airport Land Use Plan (CLUP) consistency review of the proposed *North Main Street Precise Plan*, in the vicinity of San Carlos Airport**
  - Chairperson Newman asked Richard Napier, C/CAG Executive Director, to provide an update on the actions taken by C/CAG on the Downtown Precise Plan that was reviewed and discussed at the last ALUC Regular Meeting (February 22, 2007). Chairperson Newman requested the update for two reasons: 1) he felt that there were similar airport/land use compatibility issues between the Downtown Precise Plan and the North Main Street Precise Plan and 2) to make note of a memorandum, prepared by the C/CAG Executive Director, that did not include a request of the ALUC to have the City of Redwood City consider the imposition of aviation easements in favor of the County of San Mateo, as proprietor of the San Carlos Airport, for any parcels considered for redevelopment in the Downtown Precise Plan area.

